Preparation of Revised Master Plan-2041 for BDA

Annexure-1

Clarifications issued for the queries received for the pre-bid meeting held on 03.09.2025

<table>
<tr><th>Sl. No.</th><th>Reference</th><th colspan="5">As per RFP</th><th colspan="5">Query</th><th>Clarification</th></tr>
<tr><td>1</td><td>Data Sheet Pt. No. 2 Pg. No. 19</td><td colspan="5">The method of selection:
Quality-and Cost-Based Selection (QCBS) with 75% weightage to Technical Proposal and 25% to Financial Proposal.</td><td colspan="5">The method of selection:
Quality-and Cost-Based Selection (QCBS) with 80% weightage to Technical Proposal and 20% to Financial Proposal.</td><td>Tender condition prevails</td></tr>
<tr><td>2</td><td>Data Sheet Pt. No. 15 Pg. No. 20</td><td colspan="5">Team Leader / Urban Planner Qualification: Graduate in BE (Civil)/B. Tech (Civil) / B. Arch / B. Plan and Postgraduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning</td><td colspan="5">Team Leader / Urban Planner Qualification: Graduate in BE (Civil)/B. Tech (Civil) / B. Arch / B. Plan / BA in Geography and Postgraduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning</td><td>Tender condition prevails</td></tr>
<tr><td>3</td><td>Data Sheet Pt. No. 15 Pg. No. 21</td><td colspan="5">Town Planners / Urban & Regional Planners –Sr. No.of Persons: 2</td><td colspan="5">Town Planners / Urban & Regional Planners –Sr. No. of Persons: 1</td><td>Tender condition prevails</td></tr>
<tr><td>4</td><td>Data Sheet Pt. No.27 (c) Pg. No. 25</td><td colspan="5">Should have achieved minimum annual turnover of Rs.12 crores (Rupees Fifteen Crores) in any two years during the last five financial years, i.e., 2020-21 to 2024-25. Produce balance sheet and Audit Report for the financial year 2020-21 to 2024-25.</td><td colspan="5">Should have achieved minimum average annual turnover of Rs.100 crores (Rupees Hundred Crores) during the last five financial years, i.e., 2020-21 to 2024-25. Produce balance sheet and Audit Report for the financial year 2020-21 to 2024-25.</td><td>Tender condition prevails</td></tr>
<tr><td>5</td><td>6. Payments to the Agency 6.1 Payment Schedule</td><td>Sl. No.</td><td>Milestone</td><td>Release of payment (% of contract value)</td><td>Cumula tive %</td><td></td><td>Sl. No.</td><td>Milestone</td><td>Release of payment (% of contract value)</td><td>Cumula tive %</td><td></td><td>Please refer Annexure-5 issued in this regard</td></tr>
<tr><td></td><td></td><td>1</td><td>Submiss ion of D-1.1 and Comple tion of Deliver able 1.2</td><td>5%</td><td>5%</td><td></td><td>1</td><td>Submiss ion of D-1.1 and Comple tion of Deliver able 1.2</td><td>15%</td><td>15%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>2</td><td>Submiss ion of D-2.1 and D2.2</td><td>5%</td><td>10%</td><td></td><td>2</td><td>Submiss ion of D-2.1 and D2.2</td><td>10%</td><td>25%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>3</td><td>Submiss ion of D-3.1, D-3.2 and D3.3</td><td>10%</td><td>20%</td><td></td><td>3</td><td>Submiss ion of D-3.1, D-3.2 and D3.3</td><td>10%</td><td>35%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>4</td><td>Submiss ion of D-3.4, D-3.5 and D3.6</td><td>10%</td><td>30%</td><td></td><td>4</td><td>Submiss ion of D-3.4, D-3.5 and D3.6</td><td>10%</td><td>45%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>5</td><td>Submiss ion of D-4.1 to 4.4</td><td>10%</td><td>40%</td><td></td><td>5</td><td>Submiss ion of D-4.1 to 4.4</td><td>10%</td><td>55%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>6</td><td>Submission of D-4.5 to 4.6</td><td>20% (10%after 4.5 and 10% after 4.6)</td><td>60%</td><td></td><td>6</td><td>Submission of D-4.5 to 4.6</td><td>10% (5%after 4.5 and 5% after 4.6)</td><td>65%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>7</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -5</td><td>20%</td><td>80%</td><td></td><td>7</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -5</td><td>10%</td><td>75%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>8</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -6</td><td>5%</td><td>85%</td><td></td><td>8</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -6</td><td>5%</td><td>80%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>9</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -7</td><td>5%</td><td>90%</td><td></td><td>9</td><td>Submiss ion of all Reports and Docume nts specifie d under Volume -7</td><td>5%</td><td>85%</td><td></td><td></td></tr>
<tr><td></td><td></td><td>10</td><td>Master Plan implem entationand enforce ment – 6 months – submiss ion of the D 7.2</td><td>10%</td><td>100%</td><td></td><td>10</td><td>Master Plan implem entationand enforce ment – 6 months – submiss ion of the D 7.2</td><td>15%</td><td>100%</td><td></td><td></td></tr>
<tr><td>6</td><td>General Query</td><td colspan="5"></td><td colspan="5">We request the Authority to provide EMD Exemption for MSME Registered Companies by submitting UDYAM Registration Certificate</td><td>Agreed subject to the submission of certificate issued by the Competent authority.</td></tr>
<tr><td>7</td><td>General Query</td><td colspan="5"></td><td colspan="5">We request the Authority to consider extending the bid submission deadline to 14 days from the date of issuance of the pre-bid replies.</td><td>Agreed to extend the time till 15.11.2025</td></tr>
</table>

Sl. No.	Reference	As per RFP		Query	Clarification
8	Data Sheet, Clause 27 (b), Page No.: 23	Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500 - 1000 sq.kms each during Ten years preceding to Proposal Due Date.		We request you to change the clause as: Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 200- 500 sq. kms each during Ten years preceding to Proposal Due Date.	Please refer Corrigendum issued in this regard
9	Data Sheet, Clause 27 (c), Page No.: 23	Should have achieved minimum annual turnover of Rs. 12 crores (Rupees Fifteen Crores) in any two years during the last five financial years, i.e., 2020-21 to 2024-25. Produce balance sheet and Audit Report for the financial year 2020-21 to 2024-25.		We request to consider last financial turnover as 2019-2020 to 2023-2024. Balance Sheet and Profit & Loss Account Statement for the Financial Year 2024–2025 is currently under preparation and not yet finalized. We request you to consider an undertaking for F.Y 2024- 25 declaring that financial data for FY 2024-25 shall be presented as soon as the provisional BL and PL are available.	Please refer Corrigendum issued in this regard
10	Data Sheet 27. For selection, the Agency shall satisfy the following eligibility criteria:	b. Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500-1000 sq. kms each during Ten years preceding to Proposal Due Date.		With reference to the eligibility criteria, we request the Authority to kindly consider Draft Master Plan Submission Certificates / Client Certificates as valid proof of project completion. This is because, in several large-scale Master Plan assignments, the process of statutory approval and notification often extends beyond the consultant's scope of work and control. Hence, the submission of the Draft Master Plan to the Client along with their certificate of acceptance/acknowledgement may please be accepted as sufficient evidence of completion.	Please refer Corrigendum issued in this regard
11	28. The number of points to be given under each of the evaluation criteria are:	Specific experience of the agency in preparation of Master Plan in last 10 years preceding to PDD Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500-1000 sq. kms each during Ten years preceding to Proposal Due Date	15	Without allowing collaboration, it is nearly impossible for reputed national and international agencies (other than local consultants) to demonstrate Karnataka-specific experience. This clause limits competition and excludes experienced agencies that have executed large GIS/Remote Sensing-based Master Plans elsewhere in India or abroad. We request the Authority to kindly: • Allow JV/Consortium participation, enabling non-local firms to partner with Karnataka-based agencies; OR • Revise the scoring system to give equal or balanced weightage to national/international projects, while still recognizing Karnataka experience.	Please refer Corrigendum issued in this regard
		(i) Two eligible projects Both in Karnataka: 8 One in Karnataka and one outside: 7 Both outside Karnataka: 6 (Outside projects also includes projects outside Karnataka and abroad)	8		
		(ii) Additional eligible projects In Karnataka : 3.5/project Outside Karnataka : 2.5/project (maximum 7 points)	7		
12	Data Sheet 27. For selection, the Agency shall satisfy the following eligibility criteria:	Bidder should be a Single Entity and no joint venture shall be permitted. Bidders shall be a Company incorporated under Companies Act 1956 / 2013 or a Partnership Firm registered under Indian Partnership Act 1932 or Limited Liability Partnership Firm registered under Limited Liability Partnership Act 2008 and in existence at least for the last five years.			
13	Data Sheet	All Proposals should be submitted in Kannada and English language		We respectfully submit that preparing the entire technical and financial proposal in Kannada poses practical challenges for national and international bidders. Translation of large volumes of technical documents may also lead to loss of technical clarity and delays. We request the Authority to kindly limit the requirement of Kannada translation to statutory/legal documents such as Power of Attorney, MoA, Undertakings, Affidavits, etc., while allowing the main proposal to be submitted in English. Allow proposal submission in English, with Kannada translation limited to statutory/legal/attorney documents only.	Please refer Annexure-4 & 5 issued in this regard

Sl. No.	Reference	As per RFP	Query	Clarification
14	Section-5: Terms of Reference	5.1.1Basemap and Existing Landuse Basemap and existing landuse data prepared by KSRSAC will be provided to the agency. However, the basemap and existing landuse data provided shall be verified through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing landuse data. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys mentioned in this document shall be carried out by the agency for the revision of Master Plan - 2041.	We request clarification on the specifications of the satellite images and basemap data to be provided by KSRSAC. In particular, details are required on: • Spatial resolution of imagery (e.g., 0.5m / 1m / 2.5m) • Scale of the basemap (e.g., 1:2000 / 1:4000) • Projection system and datum used • Year of imagery / last update cycle Extent of thematic layers included (transport, waterbodies, contours, cadastral overlays, etc.) Without this clarity, the effort required for field verification and accuracy enhancement cannot be reasonably estimated. Kindly specify the imagery resolution, basemap scale, projection/datum, year of data, and thematic coverage of the datasets to be shared by KSRSAC, so that bidders can assess the extent of field verification and GIS corrections needed.	Since KSRSAC is nodal agency for implementation of Remote Sensing and GIS mapping, the Data provided by the agency shall be used for the preparation of RMP-2041. Any issues/clarifications related to the data provided will be resolved in consultation with KSRSAC. However, following are the specifications of the Data that will be provided 1) Spatial Resolution - i) Drone imagery - 10cm to 15cm ii) Satellite imagery -30 to 50cm 2) Scale of the Base Map - Using Drone image 1:500 ii) Using Satellite image 1:2000 3)Projection system - UTM and datum used is - WGS 84
15	Section-5: Terms of Reference	1.1.7 Final outputs (i.e., Reports, Drawings, etc.) that have to be submitted by the agency. b. A complete, connected, publicly accessible street pattern, indicating major and minor roads, national highways, and state highways, and traffic circulation pattern, for meeting immediate and future requirements with proposals for improvements focused on creation of high quality pedestrian, cycling and public transport infrastructure, identifying TOD corridors, MRT corridors and junction which require improvements, integration of multiple modes of transport which shall be included in the mobility plan.	The scope described overlaps significantly with a Comprehensive Mobility Plan (CMP), which requires detailed traffic surveys, transport demand modeling, and multimodal planning, usually handled by transport authorities. Additionally, it is unclear whether the consultant is also expected to obtain statutory approvals (from transport authorities, state departments, MoRTH, NHAI, etc.) for such proposals. This could be beyond the reasonable scope of a Master Plan consultant. Kindly clarify that: • The consultant's role is limited to land use–transport integration and broad proposals based on available CMP/transport studies, and not detailed traffic modeling. • The consultant is not responsible for statutory approvals from external agencies; rather, the final Master Plan proposals will be submitted to the Authority for necessary approvals.	Based on the Secondary Data,/collection of the information from the respective agencies Proposals are to be worked out.
16	Schedule -1 8.2.1 Scope of Services / Details of the Tasks to be carried out	Activity 5: Skill, Knowledge Transfer and Dissemination Task 1: Assessment of BDA Knowledge Transfer Process Task 2: Implementation of BDA Knowledge transfer process	Kindly specify the resource requirements, duration, frequency, number of participants, training mode, and deliverables for knowledge transfer, so that bidders can plan manpower and budget realistically.	Tender document clearly mentions about the tasks to be carried out

Sl. No.	Reference	As per RFP	Query	Clarification
17	Page No. 24, evaluation criteria table, point 1-i,ii	(i) Two eligible projects Both in Karnataka: 8 One in Karnataka and one outside: 7 (ii) Additional eligible projects In Karnataka: 3.5/project	We are writing with reference to the mentioned clause, as the bid will be evaluated on a QCBS (Quality and Cost-Based Selection) system in a 75:25 ratios for technical and financial evaluation. We respectfully bring to your kind attention that the current eligibility/evaluation criteria include a requirement for specific experience in Karnataka, which may inadvertently limit participation to only a few firms. As a result, many technically capable and experienced firms who have successfully executed similar planning projects across other states in India (Pan-India experience) are unable to compete fairly, despite having strong credentials. In a QCBS system, where technical scores carry significant weight, even minor deductions can have a disproportionate impact on the final result, ultimately affecting the competitiveness and inclusiveness of the bidding process. Therefore, we humbly request that: The requirement for specific Karnataka-based project experience be either removed or made non-mandatory, and Equivalent national-level experience in planning projects (such as Master Plans, Development Plans, and Zonal Plans) be given equal consideration. This would ensure a fair and level playing field, allowing participation from deserving firms with proven expertise, thereby enhancing competition and the overall quality of bids received.	QCBS- Ratio change request is not agreed, Tender condition prevails. Eligible projects stands modified as below Two eligible projects - (i) One Global city and one indian city :8 (ii) Any two indian cities one in Karnataka:7 iii) Any two indian cities outside Karnataka: 6 (iv) Additional eligible projects like TP Schemes, Local area plans etc : 3.5 / project
18	Section 2, Data Sheet, Clause 15, Table S.No.1, Page No.18 of 118	Team Leader/ Urban Planner (Specific Expertise): Should have completed preparation of at least two Master Plans (for an area of 500 sq. Km. Each), Regional Plans, Area Plans, Town Planning Schemes, (commonly referred as Master Plan), as a Team Leader in the last 10 years.	We request you to consider the experience in Preparation of Master/ Regional Plans/ Area Plans/ Town Planning Schemes/ Mobility Plans/ Development plans for Industrial Corridors or Industrial Node/ Large Area development Plans/ Equivalent Projects with a Cumulative area of 500 Sq.km. in the Last 15 years.	Tender condition prevails
19	Section 2, Data Sheet, Clause 15, Table S.No.2-3, Page No.19 of 118	Town Planners/ Urban & Regional Planners – Sr. (Specific Expertise): Should have been involved in preparation of at least one Master Plan, Regional Plan, Area Plan, Town Planning Schemes, as a Member of the Team in the last 5 years. Experience in working on Mobility plan is desirable	We request you to consider the experience in preparation of one master plan/ Regional plan, Area plan, Town Planning Schemes/ Development plans for Industrial Corridors or Industrial Node/ Large Area development plans/ Equivalent projects, as member of the team in the last 10 years	Tender condition prevails
20	Section 2, Data Sheet, Clause 15, Table S.No.6, Page No.19 of 118	Transport Planner – Sr. (Specific Expertise): Should have been involved in preparation of at least one Master Plan, Mobility plan, as a Member of the Team in the last 5 years. Experience in working on Regional Plan, Area Plan, Town Planning Schemes is desirable	We request you to consider the project experience in the last 10 years in working on Master Plan/ Regional plan/ Area plan/ Town Planning Schemes/ Mobility Plan/ City Logistics Plan/ Equivalent projects	Tender condition prevails
21	Section 2, Data Sheet, Clause 15, Table S.No.8, Page No.20 of 118	Infrastructure Planner (Educational Qualification): Postgraduate in Infrastructure planning/ Engineering	We request you to consider Graduate in Engineering (Civil), Postgraduate in Civil/ Environmental Engineering or Planning/ Equivalent qualification with experience in large urban/ Statewide infrastructure development projects.	Tender condition prevails
22	Section 2, Data Sheet, Clause 15, Table S.No.10, Page No.20 of 118	Urban Designer (Specific Expertise): Should have been involved in preparation of at least one Master Plan, Area Plan, Town Planning Schemes and Form based Codes as a Member of the Team in the last 5 years.	We request you to consider relevant project experience from the last 10 years for evaluation.	Tender condition prevails

<table>
<tr><th>Sl. No.</th><th>Reference</th><th>As per RFP</th><th>Query</th><th>Clarification</th></tr>
<tr><td>23</td><td>Section 2, Data Sheet, Clause 27 (a), Page No.23 of 118</td><td>Bidder should be a Single Entity, and no joint venture shall be permitted.</td><td>We request you to allow a Joint Venture comprising the Lead + two members, in order to ensure a multidisciplinary team with well-experienced professionals.</td><td>Agreed, to the submission of bids from JV/Consortium (Lead + one member) companies. However, scoring for JV/Consortium companies will be on combined evaluation basis. Submission of bids from JV/Consortium (Lead + one member) companies may be agreed.However, the lead company is responsible for execution/completion of the terms and conditions of the contract.</td></tr>
<tr><td>24</td><td>Section 2, Data Sheet, Clause 27 (b), Page No.23 of 118</td><td>Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500-1000 sq.kms each during Ten years preceding to Proposal Due Date.</td><td>We assume that the credentials of Group or Subsidiary companies will be considered for evaluation, as they form an integral part of the organization's overall experience and capabilities.</td><td>Agreed</td></tr>
<tr><td>25</td><td>Section 5, Terms of Reference, Clause 1.1.5, Page No.58 to 60 of 118</td><td>Time Schedule for Completion of task:
Task | Details | Timeline (in Weeks
A1 | Inception | D+1
A2 (T1 & T2) | Review and analysis of Bangalores present Situation | D+1
A3 (T1 to T7) | Establish baseline data for 2024-25 & Formulate Master Plan Objectives | D+9
A4 (T1 to T6) | Draft Master Plan scenarios and option generation and consultation | D+16
A5 (T1 to T4) | Skill Knowledge transfer dissemination | 6 months after the approval of final RMP 2041
A6 (T1 to T5) | Implementation & Enforcement plan
A7 (T1 & T2) | Project management – monthly progress report & project closure report</td><td>We request you to consider and amend the following time schedule for completion of task:
Task | Details | Timeline (in Weeks
A1 | Inception | D+2
A2 (T1 & T2) | Review and analysis of Bangalores present Situation | D+4
A3 (T1 to T7) | Establish baseline data for 2024-25 & Formulate Master Plan Objectives | D+20
A4 (T1 to T6) | Draft Master Plan scenarios and option generation and consultation | D+32
A5 (T1 to T4) | Skill Knowledge transfer dissemination | 6 months after the approval of final RMP 2041
A6 (T1 to T5) | Implementation & Enforcement plan
A7 (T1 & T2) | Project management – monthly progress report & project closure report</td><td>Tender conditions prevails</td></tr>
<tr><td>26</td><td>Section 7, Clause 6.1, Page No.85 of 118</td><td>Payment Schedule - Note:
1.The deliverables are as specified in the Clause 1.1.5 of Section 5 (ToR) – Time Schedule for Completion of Task
2.Payments will be released only on approval of the above-mentioned deliverables by the Review Committee</td><td>We request the release of 75% of the payment upon submission of the deliverables under each milestone, with the remaining 25% to be released after approval from the Review Committee</td><td>Tender conditions prevails</td></tr>
<tr><td>27</td><td>Section 7, Clause 6.1, Page No.85 of 118</td><td>Note:
1.The deliverables are as specified in the Clause 1.1.5 of Section 5 (ToR) – Time Schedule for Completion of Task
2.Payments will be released only on approval of the above-mentioned deliverables by the Review Committee.</td><td>We request you to provide a timeline for approval from the Review Committee. We suggest a period of 10 working days from the date of submission of each deliverable</td><td>Tender conditions prevails</td></tr>
<tr><td>28</td><td>SCC 12.5, Page 93 of 118</td><td>Both the parties agree that certain subject matter of dispute should be excepted being subject matter of arbitration, leaving it to be decided in Civil / Commercial Courts. Those excepted are (i) Claim for compensation/ damages regarding delay in handing over drawings, plans, reports, sketches or any other data in soft / hard formats</td><td>Request you to kindly delete the said clause to include the same within the purview of Arbitration</td><td>Tender condition prevails</td></tr>
</table>

Sl. No.	Reference	As per RFP	Query	Clarification
29	General	Limitation of liability provisions	The provisions for limitation of liability amount and duration are missing in the form of contract. You are requested to kindly include the same with liability period up to one year after completion of services and liability amount equivalent to contract amount.	Please refer to addendum issued in this regard
30	Section 7, Clause 7.1 & 7.2, Penalty, Page No.87 of 118	The decision of the BDA regarding quantum of penalty under Clause- 7.1 and 7.2 shall be final and binding on the Agency and shall not be the subject matter of arbitration proceedings.	Request you kindly delete the provision to include the disputes over the penalty within the ambit of Arbitration provisions.	Tender condition prevails
31	SCC 4 (c), Page No. 91 of 118	(c) Professional liability insurance with a minimum coverage equal to estimated remuneration and reimbursable.	(c) Professional liability insurance with a minimum coverage equal to estimated remuneration and reimbursable valid up to the Contract period.	Please refer to addendum issued in this regard
32	Data Sheet, S.No.15(11), Page 20	Key professional staff required: "GIS Expert – M.Tech in Geo Informatics /Masters in Geography / PG Dip. in Geo Informatics or equivalent"	It is requested to also allow for Graduate in Engineering / Planning, having relevant experience in managing geo-databases, GIS software tools, experience in master plan projects, for this position.	Tender condition prevails
33	Data Sheet, S.No.15(14), Page 21	Key professional staff required: "Financial Analyst – MBA Finance / CA /M.Com."	It is requested to also allow for Post Graduate in Economics, having relevant experience in urban financing analysis/ studies for master plan projects, for this position.	Tender condition prevails
34	Data Sheet, S.No.28, Page 24	Evaluation Criteria: "Specific experience of the agency in preparation of Master Plan in last 10 years (ii) Additional eligible projects"	For the projects under "additional eligible", it is requested to consider for master plans with minimum area of 100 sq.kms.; as to have all completed GIS based master plans with area of 500-1000 sq.kms. is very difficult, in view of the time taken for govt. approval process of master plan projects.	Tender condition prevails
35	Section 5: Terms of Reference; Page No 53	At present the BBMP area is notified as 'Greater Bengaluru Area under the provisions of Greater Bengaluru Governance 2024, vide notification dated:15.05.2025 which covers 747.61 sq.km out of 1227.48 sq.km of Bengaluru City Local Planning Area.	Greater Bangalore Authority, BDA and BMICAPA are three authorities within the Bangalore Development Authority Local Planning Area, both have almost identical powers within their Jurisdiction. But BDA Jurisdiction covers the Greater Bangalore Area also. So, the functions of the two authorities may cause confusion, this aspect of which Authority has the overriding authority for the preparation of the Master Plan, may please be clarified.	Please refer to addendum issued in this regard
36	Section 5: Terms of Reference; Page No 54	BDA had prepared Draft Master Plan 2031, and the Draft Master Plan was approved by the Competent Authority on 22.11.2017. Draft master Plan was prepared and submitted to the State Government. The Government approved the Draft Master Plan on 22.11.2017. Subsequently a decision was taken by the State Government to withdraw the approval accorded for the Draft Master Plan.	After the approval of the Draft Master Plan Objections and Suggestions also were invited through notification. No. of Objections and Suggestions has come for the Draft Master Plan, and it appears that the Objections and Suggestions were also finalized by the BDA. These will have to be made available to the consultant to finalize the present proposal. Also, we understand that there is a public interest appeal in the court for the implementation of the above said Draft Master Plan. If this Master Plan prepared for 2031 will come into existence through court order, then the Master Plan prepared for 2041 will run into administrative and technical complications, please clarify.	Yes, will be made available. The question is presumptive in nature any legal and admistrative issues will be handled by BDA accordingly
37	Section 5: Terms of Reference; 1.1.1.Basemap and Existing Land use. Page No 55	Basemap and existing landuse data prepared by KSRAC will be provided to the agency.	The resolution of the imagery that will be provided to the consultant, because the imagery provided to the consultants from KSRAC in the preparation of master plans under AMRUT 1.0, the imagery resolution was very less and the imagery was not clear and further to this if the Base Map has to be updated in the dense areas and some inaccessible areas Drone Survey will have to be adopted, will the necessary permissions be granted for this as it will also affect the costing. Please clarify on this aspect.	The tender document mentions that the base map and land use data prepared by KSRSAC will be shared. Hence, there is no ambiguity in this regard

Sl. No.	Reference	As per RFP	Query	Clarification
38	Sheet; Clause 27 Page 23 of 118	B. Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500-1000 sq.kms each during Ten years preceding to Proposal Due Date.	Request client to kindly allow Master Plan for Cities, Metropolitan Cities and City Regions as well during last 10 years.	Tender condition prevails
39	Data Sheet; Clause 27 Page 23 of 118	c. Should have achieved minimum annual turnover of Rs.12 crores (Rupees Fifteen Crores) in any two years during the last five financial years, i.e., 2020-21 to 2024-25. Produce balance sheet and Audit Report for the financial year 2020-21 to 2024-25.	Turnover is a key measure of a company's financial strength and operational capacity. Companies with higher average audited turnover typically possess greater resources, robust systems, and a proven track record of handling large and complex projects. This ensures reliability and efficiency in project execution, which is especially important in competitive and high-value engagements. To encourage participation from firms that are technically sound and financially stable, we respectfully propose that the minimum average audited turnover requirement be revised to Rs. 50.00 Crore per annum.	Tender condition prevails
40	Data Sheet; Clause 28; Note I Page 25 of 118	i. If personnel are Appointed on outsource basis, then the score will be reduced by 10%	The required set of professionals comes from diverse profiles and specializations. As per Clause 15, it is mentioned that "In case of non-availability of in-house expertise, these professionals can be outsourced for the assignment with an appropriate MoU between the outsourced employee and the agency." We respectfully request the client to remove the clause related to deduction of score for outsourced professionals, this will help us to propose the most qualified and competent resources for the assignment.	Tender condition prevails
41	Data Sheet; Clause 29; S.No. C Page 26 of 118	**A.** **General Qualifications** Qualifications (max 15 score) - Prescribed qualification : 10 score - Addl. qualification : 5 score	In Para-15, the minimum required qualifications and experience for key professional staff are provided. For most positions, the minimum qualification is a Postgraduate/master's degree. In this case, we would like to understand what would be considered an "additional qualification" for such positions. We understand that if the minimum qualification for a position is a Bachelor's / graduate degree, then a candidate with a Postgraduate degree would be eligible for additional marks. However, for positions where the minimum qualification is already a Postgraduate/master's degree, full marks should be awarded for meeting the minimum qualification Kindly confirm or clarify.	It is hereby clarified that, for positions where the minimum qualification is already a Postgraduate/master's degree, additional qualification would be PG Diploma, Certificate courses with respect to basic qualifications specified for the key professionals
42	Data Sheet; Clause 29; S.No. C Page 26 of 118	General Qualifications: **C.** **Association with the Bidder** **10** Full Time permanent staff (Bidder/ C. Member) - 5 score Years of association with the bidder (Bidder/ C. Member) - 1 score / year	We respectfully request the client to remove the scoring criteria related to the "years of association" in order to enable the inclusion of the most qualified and competent resources for the assignment.	Tender condition prevails

<table>
<tr><th>Sl. No.</th><th>Reference</th><th>As per RFP</th><th>Query</th><th>Clarification</th></tr>
<tr><td>43</td><td>Data Shet, Information to Agency, Page 17, and Section 5 Terms of Reference, Page 53 to be read together.</td><td>Data Sheet Point 4: The name, objectives and description of the Assignment are:
a. Name: Preparation of GIS based Revised Master Plan- 2041 for the Local Planning Area (BMA) of Bangalore Development Authority
Section 5: Terms of Reference
1. Background –
"At present the BBMP area is notified as 'Greater Bengaluru Area' under the provisions of Greater Bengaluru Governance Act 2024, vide notification dated: 15.05.2025 which covers 747.61 sq km out of 1227.48 sq km of Bengaluru city Local Planning Area"</td><td>It is understood that the Greater Bengaluru Authority constituted under Greater Bengaluru Governance Act is Planning Authority for Greater Bengaluru Area which is about 747.61 sqkm out of 1227.48 sqkm of current Local Planning Area of Bengaluru i.e BDA jurisdiction.

It is also understood that the Government of Karnataka has already notified the Authority for Greater Bengaluru Area.

In this context, please clarify the
1. The extent of Plan to be prepared under the assignment will cover Greater Bengaluru Area or Not.
2. Whether the Consultant is expected to work with Greater Bengaluru Authority in parallel?
Any point during the assignment, is there a possibility that Government may direct Greater Bengaluru Authority to prepare the Master Plan for Greater Bengaluru Area?.</td><td>Please refer addendum issued in this regard</td></tr>
<tr><td>44</td><td>Data Sheet, Information to Agency, Page 17</td><td>Point 8 The Client will provide the following inputs:
a. Data, maps, statistics, reports collected / compiled / generated by the Agency at the time of preparation of previous Master Plan will be made available to the agency at the pre-bid meeting stage. Bidders are advised to visit BDA and refer these documents, which will enable the bidder to rightly assess the workload and estimate the financial proposal accordingly. (Details are at Annexe-1 to Schedule 1 of the Service Contract).
Maps, Drawings and Reports, Documents, Master Plans readily available with BDA.</td><td>It is understood that the previous plan was notified in 2017, which means the data of previous plan would be prior to 2017 which is almost a decade ago.

In this context, we sincerely request a comprehensive presentation related to Data, maps, statistics, reports collected / compiled / generated at the time of preparation of previous master plan a detailed presentation showing the current available data, maps, statistics etc available with BDA during pre-bid meeting.</td><td>Advisory is mentioned in the clauss itself instructing the prospective bidders to visit BDA and refer to the documents. Hence, it is clarified that bidders can visit of the office of TPM for further necessary information</td></tr>
<tr><td>45</td><td>Data Sheet, Information to Agency, Page 17

To be read along with

Section 5: Terms of Reference, & Schedule 1 Activity 3, Task 2, Page 100

And
Clause 7 Penalty, Section 7, General Condition of Contract, page 87</td><td>Data Sheet Point 8. c. Base map along with existing land use data for the erstwhile BBMP area.
Section 5 TOR/ Schedule 1: Task 2: Prepare base map and existing land-use maps using recent high resolution satellite imagery data.

"The Agency shall update the base map and existing land-use/landcover map using drone……. ….."

Geospatial data including road and public transport networks and property database and requisite geospatial data from key agencies should be collected / collated by the agency and integrated with the master geospatial database.

Clause 7.1 Penalty for error / variations / shortages
In case of any error or variation or shortage is detected in terms of deliverables and such error or variation is the result of negligence or lack of due diligence on the part of the Agency, the consequential damages thereof shall be quantified by the Authority in the reasonable manner and recovered from Agency by way of penalty, subject to a maximum of 50% of the Contract Value.</td><td>1. The consultant is expected to superimpose the Cadastral Maps provided by BDA on Base Map [provided by BDA]. Both the information is provided by BDA and the error due to difference in processing may lead to error. It is requested that such errors will have to excluded from the penalties.

The base map using Drone Survey for BBMP area and Base Map using Satellite Imagery will inherently have issues while making single base map for entire Planning Area. The Consultant shall not be made responsible for errors arising due to third party data. It is requested that Penalty clause on consultant for error/ variations/ shortages shall be exempted for works done by third party</td><td>Since base map and related data is provided by the KSRSAC for the preparation of RMP-2041. Any issues/clarifications related to the data provided will be resolved by BDA in consultation with KSRSAC.</td></tr>
<tr><td>46</td><td>Data Sheet, Information to Agency, Page 17</td><td>Point 8 d. BDA will provide space to the Agency for setting up their office in any of the premises owned by BDA and the Agency has to make its own arrangement for office equipment and other facilities.</td><td>In cases where the bidding firm has office premises in Bengaluru, can the bidding firm operate from its own premises or irrespective of having office premises, the firm has to operate from office space given by BDA. Please confirm.
If the firm is to operate from BDA provided office space, then kindly confirm the following details:
1. Office space will be provided free of cost to the consultant by BDA
2. Office Location will be within Bengaluru
3. Area in sqft to estimate the cost of deciding for office equipment and other facilities
4. Who will bear the cost towards electricity and water supply.
Request you to please confirm on the above.</td><td>Office space will be provided by BDA within Bengaluru based on the requirements and manpower to be deployed by the consultant and utility cost will be borne by BDA</td></tr>
<tr><td></td><td></td><td>Point 15 The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the lead member)
<table><tr><th>Sl. No.</th><th>Particulars</th><th>Specific Expertise</th></tr></table></td><td>1. Request to modify the specific experience of Team Leader as following:
"Should have completed the preparation of at least two Master Plans (of which one above 500 sq. Km.),</td><td></td></tr>
</table>

Sl. No.	Reference	As per RFP			Query	Clarification
47	Data Sheet, Information to Agency, Page 18	1	Team Leader /	Should have completed the preparation of at least two Master Plans (for an area of 500 sq. Km. Each). Regional Plans, Area Plans, Town Planning Schemes, (commonly referred as Master Plan), as a Team Leader in the last 10 years.	Regional Plans, Area Plans, Town Planning Schemes, (commonly referred as Master Plan), as a Team Leader or Project Manager or lead planner in the last 10 years". 2. The expertise of a GIS professional listed in the RFP is very restricted. Request to modify the specific experience of GIS Expert as following" M.Tech in Geo Informatics / Masters in Geography / PG Dip. in Geo Informatics or equivalent or Diploma in engineering field with 15 years of experience in GIS and master planning"	Tender condition prevails
		11	GIS Expert	M.Tech in Geo Informatics / Masters in Geography / PG Dip. in Geo Informatics or equivalent		
48	Data Sheet, Information to Agency, Page 22 And List of Deliverables, Page 68	Point 16. Reports, Maps, Zonal Regulations etc., which are part of the assignment including draft stage must be written in both Kannada and English languages. Paragraph after Volume 7 given in List of Deliverables All deliverables (including at draft stage) like reports, maps and web application shall be submitted in Kannada and English. All maps at the LPA level to be printed on a scale of 1:10,000 and all maps at the planning district level to be printed on a scale of 1:5,000. The working scale for all maps shall remain at 1:2,000			It is requested that Kannada Language reports shall be limited the Draft Revised Master Plan that will be notified to public seeking objections and suggested and the final master plan submitted to government for approval. Remaining all deliverables shall be in English Language.	It is hereby clarified that the submission of Master plan and reports both in Kannada and English at the time of provisional and final approval shall be made
49	Data Sheet, Information to Agency, Page 22	Point 24. Client will adhere to the following Schedule of Tendering Process:			Request you to consider receipt of Queries on RfP till 5.00pm September 03, 2025. Request you to keep proposal due date as 1 month from the date of BDA response to queries and addendum issued by BDA.	Time limit for query submissions is agreed.
50	Section 5 Terms of Reference, Page 56 and Schedule 1 Task 2, page 100-101	Point 1.1.1 Basemap and Existing Landuse Basemap and existing landuse data prepared by KSRSAC will be provided to the agency. However, the basemap and existing landuse data provided shall be verified through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing landuse data. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys mentioned in this document shall be carried out by the agency for the revision of Master Plan - 2041. Task 2: Prepare base map and existing land-use maps using recent high resolution satellite imagery data. The Agency shall update the base map and existing land-use/landcover map using drone imagery/the latest high spatial resolution satellite imagery provided by the client. The base map should depict key physical and natural features including streams/ drains, water bodies, roads and contours etc. The base map shall also be superimposed on authenticated cadastral data. The Agency shall ground truth and validate the base map using CORS in line with National Geospatial Policy for at least 6 (six) numbers of samples for survey numbers per revenue village. The updation of existing land use and land cover map shall be undertaken by field survey. The Agency shall update and integrate different layers in geospatial for different land uses including utility infrastructure (like power and energy, water, sewerage and data lines etc). Geospatial data including road and public transport networks and property database and requisite geospatial data from key agencies should be collected / collated by the agency and integrated with the master geospatial database.			ground truthing for spatial and vector corrections is very tedious and time-consuming tasks. Rectification process may have trickle-down effect on entire GIS database provided by KSRSAC. The consultant shall NOT BE LIABLE for third party data provided by the BDA. Please confirm. 2. Kindly provide the sample size for validation/ verification of existing land use map. 3. Kindly clearly specify the type, duration and number of field surveys that are to be carried out by the consultant. This is needed for parity between bidder to quantify and estimate the survey costs. 4. Reference to Collection of Property database and integration of Property Database, it is requested to delete the provision related to integration of property data base from BBMP or TMCs as the base map of BDA/ property details captured by local authorities will not match as the basic approach of capturing details are different. 5. The Consultant is expected to follow specifications for GIS based Base map and master plan preparation are to be based on AMRUT and to include missing components if any so that, the GIS maps are on par with the mapping standards followed in other cities of Karnataka/India. Please note that AMRUT guidelines have very vast data gathering requirements. If that is required kindly specify the details that are required to be captured in Base Map. 6. Validation of existing land use/ land use cover provided by BDA – please confirm if this is to be done for 100% sample or limited sample. Please sample size. 7. It is requested that the data provided by line departments like BESCOM, BMRCL, BBMP, BWSSB, DULT, etc shall be deemed to be accurate for the purpose of planning and these data will be provided by BDA in GIS format. The Consultant will only integrate the data in GIS database. If any discrepancies observed shall be notified to concerned department by BDA for correction. Please confirm. 8. Please confirm the Extent of base map prepared using Drone that will be shared by BDA and extent of base map to be prepared by the Consultant a fresh using satellite imagery. 9. Whether BDA has initiated the procurement of Satellite Imagery, if so, please provide the specification of satellite imagery. 10. The consultant is expected to validate the base map using CORS in line with National Geospatial Policy for at least 6 (six) numbers of samples for survey numbers per revenue village. Please confirm the following: a) How many villages are in Local Planning Area? b) numbers of samples per survey or per village? If during validation exercise, errors are found, who is responsible for making modifications and changes to base map.	1), 2), 6) &10) The tender document mentions that the base map and land use data prepared by KSRSAC will be shared (Aligning to CORS). However whenever difficulties and issues are identified during the process of preparing the RMP and also while working out the proposals, under such circumstances ,field verification can be conducted in consultation with TPM. 3)Based on the Secondary Data,/collection of the information from the respective agencies Proposals are to be worked out. 4) May be agreed, the clause stands modified accordingly. 5) Based on the AMRUT guidleines KSRAC has already incorporated the required layers for the Base map and Existing Land Use map. 7)The consultant has to integrate the data collected from various department and agencies into GIS database. 8)Base map for GBA area is prepared using Drone Imagery and for the rest of the LPA Base map will be prepared using Stellite Imagery. 9)YES.

Sl. No.	Reference	As per RFP	Query	Clarification
51	Section 5 Terms of Reference, Page 56	1.1.2 Opportunities and challenges of RMP 2041 Point 2.d. The process of legally mandated review and objections and public participation has to be integrated into the Plan process at both city and planning district/ward level. (The expenses for conducting workshops, public participation programme to be borne by the Agency. Cost of obtaining legal review, if pertains to BDA will be borne by BDA. The proceedings of this public-facing process will enable transparency and should be publicly available.	1. We understand that the consultant shall only assist BDA in the form of providing information available with the consultant gathered/ generated as part of master plan preparation process. The Consultant will not be engaging in any legal matters pertaining master plan process and it purely BDA responsibilities. Please confirm our understanding. 2. It is requested that Venue for public consultations shall be provided by BDA. 3. We understand that the BDA shall be responsible making data/ information related to Master Plan public. Please confirm.	1. There is no ambiguity in the clause 2 & 3. BDA will facilitate these activities
52	Section 5 Terms of Reference, Page 57 And Task 6 of Activity 4 of Schedule 1, Page 109	1.1.2 Opportunities and challenges of RMP 2041 Point 2.f. The agency will establish a RMP 2041 and underlying GIS databases and planning systems that would enable forward compatibility with a transition to an appropriate dynamic spatial Planning Support System (PSS) to enable option creation and appraisal, implementation and appraisal (Development of PSS will comprise the tasks involved as per standard industry practice or as required by the Authority) A public facing sub-section of the PSS and associated IMS could serve as the 'live' document that will transform the perception and effectiveness of the BDA. Task 6: Revised Master Plan Production and Preparation After receiving the necessary approval from the Review Committee and the Government of Karnataka, the Agency shall organize to print requisite numbers of the Master Plan document, strategies and guidelines as given in the section on deliverables, along with providing support to the BDA to host the digital version online and via an IMS. The hosting space will be provided by the BDA; necessary software to be proposed and procured by the Agency.	1. The ToR provide very little information of PSS that is expected to be created as part of Master Plan process. It is requested to provide detailed description on PSS that is expected to be developed by the consultant. Please provide details of spatial data layers, interface mechanism, level of data models that are to be integrated, data analytics and processing, cloud interface needed or not, data storage system, data base management, level of visualisation, type of IMS needed and so on. In the absence of greater details of PSS that is to be developed it is difficult to factor in associated costs. 2. Please confirm who will bear the cost of hardware, software licenses, etc as these will be used by BDA for all future purposes.	The tender document specifies and expects the consultant to propose appropriate dynamic spatial Planning Support System (PSS) to enable BDA to improve on the efficiency in discharging the mandatory duties and also to transform the perception and effectiveness of the BDA.
53	Section 5 Terms of Reference, Page 58-60 Section 1.1.6, Page 61 Clause 6 of General condition of contract Page 85 Composition of Review Committee, Page 68	1.1.5 Time Schedule for Completion of Tasks Clause 6 of GCC payment to Agency. Procedure for review of progress reports, inception, status, final draft and final reports, page 68 1.1.6 Oversight and reporting	1. The timelines for the assigned are highly ambitious and do not consider the given the size, scale and scope of work for city of Bengaluru and also the level of ambiguity on database that is available with BDA. It is needed that timeline be made more practical. **It is not possible to deliver quality output meeting RfP requirements in the timelines specified in 1.1.5.** 2. The timelines/ deliverables given in point 1.1.5 section 5 and that listed in Clause 6 payment to Agency are not same/ confusing. Requested that the language be streamlined for clarity. 3. Please provide deliverables clearly tied to time schedule and payment for the purpose of Clause 1.1.5 of ToR, and Clause 6 of GCC 4. To ensure that the Consultants project finance are on track and do not impact the project due to delay in payments by BDA, it is requested that the payment to consultant shall be made in following manner: • On submission of milestone report: 60% [prior to review by committee] • On Approval of milestone report by review committee: 40%. 5. The RfP has proposed to establish the following committees for oversight and reporting, it is requested to streamline/ provide clarity on these committees, their roles and payment procedures. • Sterring committee • Review Committee 6. Number of Subject specific Sub-committees	1.Not agreed Tender conditions prevails 2. Modified table is attached in Annexure-4 & 5 3. The table under clause 6.1 shall be read as in the Annexure-4 4. Not agreed. Tender conditions prevails 5 & 6. It is hereby clarified that, the composition of the committee shall be notified to the short-listed Agency on entrusting of the project as mentioned in the tender document. The same is issued as corrigendum

Sl. No.	Reference	As per RFP	Query	Clarification
54	Schedule 1, Page 101 to 103	Activity 3, Task 4: Prepare an integrated geospatial database collecting and collating appropriate data	1. Kindly provide the list of field surveys that are to be conducted by the consultant. 2. We understand that the other than specified field surveys [to be listed by BDA very clearly in the addendum as requested in point 1 above] rest of the investigations and data capturing like ecology survey, Urban Heat and vulnerability assessment, mapping of guidance values, hydrological assessment, geological assessment, etc will be based only on the secondary data collected/ made available by line department including inventory of streams/ canals, lakes, parks and open spaces. Such inventory will be generated based on data provided by BDA and line departments. No field investigations are required to be done by the Consultant. Please confirm. 3. Heritage Survey: It is suggested that this survey be carried out by the office of the Commissioner, Archaeology, Museums, and Heritage Department, GoK and the consultant integrates recommendations of the department in the plan proposal. Please confirm.	1 & 2) The tender document mentions that the base map and land use data prepared by KSRSAC will be shared . However whenever difficulties and issues are identified during the process of preparing the RMP and also while working out the proposals, under such circumstances ,field verification can be conducted in consultation with TPM. Based on the Secondary Data,/collection of the information from the respective agencies Proposals are to be worked out. The tender document mentions that the collection of data shall be through secondary survey and information obtained from the concerned departments. However, field verification has to be done wherever necessary
55	Section 5 Terms of Reference, Page 58-60 Schedule 1, Page 103	1.1.5-time schedule for completion of tasks Sl.No. A4 (T1 to T6) includes Submission of Draft Mobility Plan including Proposed Transport/ Circulation Network & TOD Corridors Assessment Report And 1. Task 5: Integrated demographic, enterprise and socio-economic and transport research	1. The consultant is expected to prepare Mobility Plan for entire LPA of BDA; however the level of details expected in the Mobility Plan is not very clear. It is requested that the scope of work for Mobility Plan be clearly included in the Terms of Reference or Schedule 1. 2. Kindly provide the list, quantity, duration, etc for the field surveys that are to be conducted by the consultant.	Based on the Secondary Data,/collection of the information from the respective agencies Proposals are to be worked out.
56	List of Deliverables, Page 64	List of Deliverables While the above-mentioned deliverables indicates the statutory requirements, the Agency shall incorporate them in the series of maps and reports as suggested below. The Agency shall submit 25 copies of all the intermediate reports along with a soft copy. The Agency shall submit 25 copies of the draft and 50 copies of the final and approved master plan with maps and zoning regulations along with a soft copy in a Hard disc in triplicate.	It is requested that the Agency shall submit 05 copies of all the intermediate reports along with a soft copy. The Agency shall submit 10 copies of the draft and 20 copies of the final and approved master plan with maps and zoning regulations along with a soft copy in a Hard disc [10 numbers]. This will be an environmentally friendly move.	Tender condition prevails
57	List of Deliverables, Page 65	Volume 3 Report on the Survey conducted to know the structural condition including height of the buildings	The survey to conduct structural condition of each building is not relevant to master plan preparation. The assessment of structural conditions of building is highly specialized job and is generally performed by Structural engineers. To carryout such survey all building plans approved will have to be studied, will need visit to each building which is risky, time consuming and more importantly not needed for Master Plan preparation. It therefore suggested to be deleted from the scope of work.	It is hereby clarified that, the objective behind mentioning the stuctural condition survey is to identify the clusters having buildings with poor structural conditions which could be proposed for re-development of such areas along with the notified slum areas
58	Page 40 to be read alo	FORM 3E: Team Composition and Task Assignment, and FORM 3G:Time Schedule for Key Personnel	To bring the parity in bidding by potential bidders, it is requested that the expected man-months for key personnel shall be provided. Kindly provide the man-months for each key professional.	The bidder has to calculate and submitt the proposal accordingly
59	Clause 4.4 of GCC	Clause 4.4 of GCC: Working Hours, Overtime, Leave, etc.	It is requested that the working days shall be 5 days a week keeping global best practice in place.	State government orders in this regard prevails
60	Clause 3.3 of GCC, page 80	3.3 Confidentiality The Agency, their Sub-agency and the Personnel of either of them shall not, either during the term or within two (2) years after the expiration of this Contract, disclose any proprietary or confidential information relating to the Project, the Services, this Contract or the Client's business or operations without the prior written consent of the Client.	The confidential clause shall be modified to the extent that any data/ information already available in public and/ or made public by the BDA or classified as public in nature under RTI Act shall be deemed outside the purview of this clause.	Agreed

Sl. No.	Reference	As per RFP	Query	Clarification
61	Responsibility for Study Findings and Products Page 68-69	Responsibility for Study Findings and Products All data accomplished by the agency during the study shall be the property of the client and subject to statutory and confidentiality conditions laid down by the Govt. of Karnataka and the Govt. of India from time to time (the renewals for already owned license shall be kept of this clause. The agency shall provide ownership details of such software / licenses at the time of signing service agreement). The data collected, computer software including licenses purchased / worked during the course of the consultancy assignment should be handed over to client by the agency free of cost. The agency shall also hand over raw data, analyzed data on Computer DVDs/CDs/HDDs used by them for data storage. The agency will operate principally from Bangalore and within the BDA premises.	Global firms work on global licenses and are not procured for specific projects. It will not be possible for the consultant to hand over the computer and associated softwares used for the purpose of this assignment. Further, it is not possible to transfer the software licenses from one party to another party, as they are restricted by the software providers. Also, the computer and softwares are assets of the company and are audited under accounts books. Hence it is requested that this clause should be modified to exclude computers hardware and softwares used by the consultant for the purpose of assignment.	Tender conditions prevails
62	Page 19 15. The minimum required qualification and experience of proposed key professional staff	Town Planners / Urban & Regional Planners –Sr. Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning	We request you to modify the qualifications as follows: Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning or equivalent	. Tender condition prevails
63	Page 19 15. The minimum required qualification and experience of propsed key professional staff	Town Planners / Urban & Regional Planners-Jr. Graduate in Urban and Regional Planning / City Planning / Urban Planning	We request you to modify the qualifications as follows: B.Arch / Graduate in Urban and Regional Planning / City Planning / Urban Planning or equivalent	Tender condition prevails
64	Page 19 15. The minimum required qualification and experience of Proposed key professional staff	Transport Planner – Sr. Post Graduate in Traffic & Transportation Engineering / Planning or MS in Civil with Specialisation in Transport	We request you to modify the qualifications as follows: Post Graduate in Traffic & Transportation Engineering / Planning or MS in Civil with Specialisation in Transport or equivalent	Tender condition prevails
65	Page 19 15. The minimum required qualification and experience of proposed key professional staff	Transport Planner – jr. Graduate in Traffic & Transportation Engineering / Planning or Degree in Civil with Specialisation in Transport	We request you to modify the qualifications as follows: Graduate in Traffic & Transportation Engineering / Planning or Degree in Civil with Specialisation in Transport or equivalent	Tender condition prevails
66	Page 20 15. The minimum required qualification and experience of proposed key professional staff	Infrastructure planner Post Graduate in Infrastructure planning / engineering	We request you to modify the qualifications as follows: Post Graduate in Infrastructure planning / engineering or equivalent	Tender condition prevails

Sl. No.	Reference	As per RFP	Query	Clarification
67	Task 4, Page 101	Task 4: Prepare an integrated geospatial database collecting and collating appropriate data The Agency shall undertake surveys as specified under Rule 42 of the Karnataka Planning Authority Rules, 1965 to collect data to assess the status of Physical and social infrastructure, Economy, livelihood, land and housing, Transport, communications and connectivity , Risk, vulnerability and potential disaster hotspots, Heritage and culturally significant places etc., and such other aspects. Agency shall collect the information regarding physical and social infrastructure from concerned line department and shall update the details by conducting physical surveys wherever necessary.	As this is a revision of the Master Plan, Kindly clarify whether the consultant is required to conduct comprehensive fresh surveys (household, socio-economic, traffic, infrastructure, etc.), or whether existing survey data from BDA and other departments can be supplemented with field verification for identified gaps	Tender condition prevails
68	Section 5, Clause 1.1.1	Section-5: Terms of Reference 1.1.1 Basemap and Existing Landuse Basemap and existing landuse data prepared by KSRSAC will be provided to Section-5: Terms of Reference 1.1.1 Basemap and Existing Landuse Basemap and existing landuse data prepared by KSRSAC will be provided to the agency. However, the basemap and existing landuse data provided shall be verified through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing land-use data. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys mentioned in this document shall be carried out by the agency for the revision of Master Plan -2041.	The RFP mentions that basemap and existing land use data prepared by KSRSAC will be provided to the agency, and that this data must be verified through ground truthing and field surveys, with necessary spatial/vector corrections. It is further stated that all necessary field surveys for the entire local planning area shall be carried out by the agency. We request clarification on the scope and extent of field surveys required: Should the consultant undertake comprehensive fresh field surveys across the entire local planning area (≈1,600 sq. km), or Is the consultant expected to conduct selective ground-truthing and limited surveys only to verify and update the KSRSAC-provided data?	The tender document mentions that the base map and land use data prepared by KSRSAC will be shared . However whenever difficulties and issues are identified during the process of preparing the RMP and also while working out the proposals, under such circumstances ,field verification can be conducted in consultation with TPM. Based on the Secondary Data,/collection of the information from the respective agencies Proposals are to be worked out.
69	Section 5, Clause 1.1.6	Section 1.1.6 – Oversight and Reporting A Steering Committee will oversee and guide the process of preparation of Revised Master Plan for BDA. The Agency shall present their work to the Steering Committee from time to time. While the Client will make all logistic arrangement for such presentations, the Agency shall independently arrange at their cost such presentations by their personnel including providing equipment necessary for such presentations and arrange transport and other incidental arrangements for their personnel	The RFP mentions that the Agency shall independently bear the cost of arrangements for presentations to the Steering Committee, including equipment, transport, and incidental expenses. We request clarification on whether these logistics and incidental costs are expected to be factored into the financial proposal, or if the Client will consider providing any reimbursement / support for such expenses during the course of the assignment.	Tender condition prevails
70	Task 7, Page 104	Task 7: Undertake visioning exercises and formulate the objectives through participative mode at the scale of planning districts and at city scale	Agency shall facilitate multistakeholder consultations and extensive public participation at both planning district and city-wide levels, with documentation to be made available on the BDA website. We seek your clarification on the cost responsibilities for these consultations: • Should the Agency include all expenses related to organizing stakeholder and public consultations (venue, logistics, publicity, documentation, etc.) within its financial proposal, or • Will BDA provide logistic/financial support for such events?	BDA will facilitate to provide venue for stake holder consultations. However, the agency shall understake all such activities as per the tender document
71	Section 5, Clause 1.1.1	Section 1.1.1 – Basemap and Existing Landuse / Scope of Work	he RFP mentions that proposals need to be formulated for 1,227.48 sq. km (BDA area) plus 87.50 sq. km (BMICAPA), making total of 1,314.99 sq. km, while the AOI is noted as ~1,600 sq. km. Kindly confirm whether the consultant's deliverables (maps, surveys, analysis, proposals) are to be limited to 1,314.99 sq. km or extended to cover the entire 1,600 sq. km AOI. Request for clarification	Deliverables shall be as mentioned in para 12 of Section 5 of the TOR

Sl. No.	Reference	As per RFP	Query	Clarification
72	General	Third Party Reliance Clause	Please add a clause as under: Third Party Reliance: "This Agreement shall not create any rights or benefits to parties other than the Client and the Consultant. The Client must not in any way (directly or indirectly) provide, allow or enable the Consultant's documents to be included or referred to in any written material or relied upon by any third party. No party other than the Client shall have the right to rely on the Consultant's documents rendered in connection with the Works. The Client shall indemnify and hold harmless the Consultant in respect of any claim or loss claimed whether in contract, tort or by statute, by any third party in respect of use or reliance on any of the Consultant's documents or opinions. The Consultant shall not, through any act or omission, be taken to have waived any rights under this clause, unless the waiver is specifically agreed in writing."	Tender conditions prevails
73	Clause 5.2 Page 84	Safety Clause	Please add a clause as under: "Notwithstanding anything contained in this Agreement, in the event of Consultant's personnel visiting the site to which the Services relate, they shall be regarded for all purposes as being Client's consultants and shall not, under any circumstance, be deemed to have assumed the role of occupier or otherwise to have assumed control of or responsibility for the Site or any persons on it. Client shall maintain a safe workplace and environment at the Site which is as per the applicable laws and a failure to do so shall be regarded as a material breach of the client's obligation under this Agreement."	Tender condition under clause 5.2 prevails
74	Clause 5.2 Page 84	The Client warrants that the Agency shall have, free of charge, unimpeded access to all land in the Government's country in respect of which access is required for the performance of the Services. The Agency will be responsible for any damage to such land or any property thereon resulting from such access and will indemnify the Agency and each of the Personnel in respect of liability for any such damage, unless such damage is caused by the default or negligence of the Agency or any Sub-agency or the Personnel of either of them.	We request client to amend the clause as following: Access to Land: The Client warrants that the Agency shall have, free of charge, unimpeded access to all land in the Government's country in respect of which access is required for the performance of the Services. The Client will be responsible for any damage to such land, or any property thereon resulting from such access and will indemnify the Agency and each of the Personnel in respect of liability for any such damage, unless such damage is caused by the default or negligence of the Agency or any Sub-agency or the Personnel of either of them.	Tender condition prevails
75	Clause No.7.1 Page 85	7.1 Penalty for error / variations / shortages In case of any error or variation or shortage is detected in terms of deliverables and such error or variation is the result of negligence or lack of due diligence on the part of the Agency, the consequential damages thereof shall be quantified by the Authority in the reasonable manner and recovered from Agency by way of penalty, subject to a maximum of 50% of the Contract Value.	We request client to amend the clause as following: Penalty for error / variations / shortages: In case of any error or variation or shortage is detected in terms of deliverables and such error or variation is the result of negligence or lack of due diligence on the part of the Agency, the consequential damages thereof shall be quantified by the Authority in the reasonable manner and recovered from Agency by way of penalty, subject to a maximum of 5% of the Contract Value.	Please refer to corrigendum issued in this regard
76	Clause 7.2 Page 87	7.2 Penalty for delay In case of delay in execution of any tasks / activities / deliverables with reference to the time lines specified in the Approved AEP, penalty not exceeding an amount equal to 0.1% of the Contract Value will be imposed on Agency for every day of delay limited to a maximum of 10% of Contract Value. However, in case of delay due to reasons beyond the control of Agency, suitable extension of time shall be granted by BDA.	We Request client to amend the clause as following: Penalty for delay: In case of delay in execution of any tasks / activities / deliverables with reference to the timelines specified in the Approved AEP, penalty not exceeding an amount equal to 0.1% of the deliverable value soi delayed Contract Value will be imposed on Agency for every day of delay limited to a maximum of 10% of Contract Value. However, in case of delay due to reasons beyond the control of Agency, suitable extension of time shall be granted by BDA.	Tender condition prevails
77	Section 8 Special conditions of contract Clause 3 Page 90	Notwithstanding anything to the contrary contained in this Agreement, the BDA may at its sole discretion terminate the Agreement by giving a notice of 24 hours for the reason of defaults or deficiency in Services rendered by Agency, referred above.	We request client to amend the clause as following: Notwithstanding anything to the contrary contained in this Agreement, the BDA may at its sole discretion terminate the Agreement by giving a written notice of 30 days for the reason of defaults or deficiency in Services rendered by Agency, referred above.	Please refer Corrigendum issued in this regard

Sl. No.	Reference	As per RFP	Query	Clarification
78	Clause 1.7 Page 75	1.7 Taxes and Duties The agency and their Personnel shall pay all such taxes incl. GST, duties, fees and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the Contract Price.	We request client to reimburse the GST amount on actual basis..	Tender condition prevails
81	General	Interest on Delayed Payments	It is requested to add below Clause. Interest on Delayed Payments: Interest at the rate 9% per annum shall become payable as from the due date on any amount due by, but not paid on such due date by the Client to the Consultant.	Tender conditions prevails

Town Planner Member/Member Convenor
Tender Evaluating Committee-RMP-2041

Chairman
Tender Evaluating Committee RMP-2041